



DAVID EVANS
AND ASSOCIATES INC.

April 20, 2009

County Of San Diego
Department of Planning and Land Use
5201 Ruffin Road Suite B
San Diego, CA 92123

Attn: County Fire Marshal

**Subject: Fire Protection Plan-Short Form for TM 5520 RPL 1, APN 382-121-05-00,
9212-9214 Westhill Road, Lakeside, CA 92040**

This letter is written in response to a request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86 to address the location, topography, geology, flammable vegetation, and climate.

- This project is located on the west side of Westhill Road, north of Hillman Drive in the Lakeside community of San Diego County. The westerly property line is the boundary line between the City of Santee and the County of San Diego.
- The topography is gently sloping terrain from north to south. The bounding properties are fully developed single-family residential.
- Fire access and evacuation will remain as currently accessed from Westhill Road. The new development will add one new street from Westhill Road to the west and one new road for access to the new home sites. There are no geological aspects that will negatively affect fire access and/or evacuation.
- The existing single-family dwelling at the southwest corner of the development will remain. The remainder of the undeveloped parcel of land will be fully developed in accordance to current County of San Diego building codes. The proposed landscape for each lot will be in accordance with the County of San Diego standards.
- Lakeside, CA climate is warm during summer when temperatures tend to be in the 70's and cool during winter when temperatures tend to be in the 50's. The warmest month of the year is August with an average maximum temperature of 88.10 degrees Fahrenheit, while the coldest month of the year is December with an average minimum temperature of 40.30 degrees Fahrenheit. The annual average precipitation at Lakeside is 16.21 Inches. Rainfall is fairly evenly distributed throughout the year. The wettest month of the year is March with an average rainfall of 3.61 Inches.

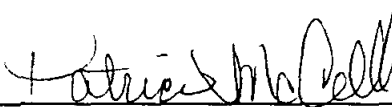
Fire-related Issues:

Three fire hydrants will be installed for this project; one at the southwest corner of the intersection of Westhill Road and Virgine View; one in front of Lot 14 in the cul-de-sac of Virgine View; and one in front of Lot 8 in the cul-de-sac of Ernest Valley Rd.

1. **Water Supply** – Lakeside Water District will supply water for this development. There will be a new water main constructed in Virgine View and Earnest Valley Rd. to supply domestic water to each new lot and 3 new fire hydrants. The new main connection will to an existing water main in Westhill Road at the new intersection with Virgine View.
2. **Fire Access** –

- Dead ends – Earnest Valley Rd. and Virgine View are both dead end streets. Each will have a cul-de-sac at the end with a 38-foot paved radius. The driveway serving Lot 15 will have a paved driveway 16-foot paved driveway to the existing turnaround area.
 - Width – All proposed roadways are a minimum of 32 foot paved width and will be constructed with an all-weather surface suitable for travel by 50,000 lb. fire apparatus.
 - Grade – Roadway grades will be a 15% maximum. The private driveway to Lot 15 will remain at approximately 17%. Proposed road grades existing access to Lot 15 does not exceed 20%.
 - Surface - All roads will be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual.
 - Fire access to lots 1 through 11 will be from a new 32' paved public roadway, Earnest Valley Rd. There will be a 38-foot curbed radius cul-de-sac at the end.
 - Fire access to lots 12 through 15 will be from a new 32' paved public roadway, Virgine View. There will be a 38-foot curbed radius cul-de-sac at the end.
 - Maintenance - Individual property owners are responsible for maintaining driveways, gates, and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project will be maintained in compliance with fire codes in perpetuity. The County of San Diego will be the responsible party for on-going public road maintenance.
3. **Building fire resistance and ignition** - Both "Basic and "Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.
 4. **Fire Protection Systems** - All new dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.
 5. **Fire Protection Equipment** - Portable fire extinguishers are recommended but are not required for this project.
 6. **Defensible Space** - A minimum 100-foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17.
 7. **Vegetation Management** - Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by the County of San Diego). Individual property owners are responsible for maintaining their own parcel in compliance with fire codes.
 8. **Fire Behavior Model** - Computer Fire Behavior Modeling is not required for this project per the County Fire Marshal.

Prepared by:


 Patricia McColl R.C.E. 36873



4-21-09
 Date


 Robert Germann, Owner

4/21/09
 Date